

# MINNEAPOLIS HERITAGE PRESERVATION COMMISSION

## REGULAR MEETING ACTIONS: TUESDAY, SEPTEMBER 29, 2015

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4:32 p.m. | City Hall, Room 317 | 350 South 5<sup>th</sup> Street | Minneapolis, MN 55415

### Committee Clerk

[Fatimat Porter](#) – 612.673.3153

### Commissioners

Laura Faucher, Chair | Paul Bengtson | Alex Haecker | Chris Hartnett | Susan Hunter Weir  
Ginny Lackovic | Linda Mack | Dan Olson | Ian Stade | Constance Vork

### Commissioners absent

Chris Hartnett | Linda Mack | Dan Olson

## CALL TO ORDER

### APPROVAL OF ACTIONS FROM THE AUGUST 25, 2015 MEETING

The Heritage Preservation Commission **approved** the actions from the August 25, 2015 meeting.

### APPROVAL OF AGENDA

## PUBLIC HEARINGS

### 1. 2445 Park Avenue, Ward 6

Staff report by [Paul Mogush](#), BZH 27790

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission and the City Council adopt the report and attachments as findings of fact and submit the same together to the Zoning and Planning Committee of the City Council for the local designation of the Anson Brooks Mansion, located at 2445 Park Avenue.

#### A. Landmark Designation.

Action: The Heritage Preservation Commission **recommends** that the City Council **approve** the local designation of the Anson Brooks Mansion located at 2445 Park Avenue, subject to the following conditions:

1. The designation includes the entire property including the exteriors of the principal structure and the garage.
2. The Secretary of Interior's Standards for Treatment of Historic Properties will be used to evaluate alterations to the property.

**Absent:** Hartnett, Mack, Olson

**Approved on consent**

### 2. 729 & 753 Washington Avenue North and 425 ½ Eighth Avenue North, Ward 3

Staff report by [Becca Farrar-Hughes](#), BZH 28772

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Preservation Design Works, on behalf of Greco, for the properties located at 729 & 753 Washington Avenue North and 425 ½ 8th Avenue North:

**A. Certificate of Appropriateness.**

Action: The Heritage Preservation Commission **approved** the certificate of appropriateness to allow a new 10 floor (11-story) mixed use building, subject to the following conditions:

3. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than September 29, 2017.
4. By ordinance, all approvals granted in this certificate of appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.
5. Any future building signage must meet the applicable Design Guidelines for On-Premise Signs and Awnings.
6. All roof top mechanical elements shall be screened and clad in metal.
7. Staff shall review and approve the final design of the ground level decorative metal pergola as well as the wood pergola on the 5th floor amenity deck.
8. The front canopy lighting shall be internal or downcast and shall not be allowed to illuminate from the top of the canopy.

**Absent:** Hartnett, Mack, Olson

**Recused:** Faucher

**Aye:** Bengtson, Haecker, Hunter Weir, Lackovic, Stade, Vork

**Motion passed**

**3. 708 First Street North, Ward 3**

**Staff report by [Aaron Hanauer](#), BZH 28845**

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Margo Tolins and John Mejia for the property located at 708 1<sup>st</sup> Street North in the Saint Anthony Falls Historic District and Warehouse Historic District:

**A. Certificate of Appropriateness.**

Action: The Heritage Preservation Commission **approved** the certificate of appropriateness to allow for the construction of a rooftop deck and penthouse, subject to the following conditions:

1. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than September 29, 2017.
2. By ordinance, all approvals granted in this certificate of appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

**Absent:** Hartnett, Mack, Olson

**Aye:** Faucher, Bengtson, Haecker, Hunter Weir, Lackovic, Stade, Vork

**Motion passed**

**4. 200 Third Avenue North, Ward 3**  
**Staff report by [Lisa Steiner](#), BZH-28833**

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Transwestern for the property located at 200 3<sup>rd</sup> Avenue North in the Warehouse Historic District:

**A. Certificate of Appropriateness.**

Action: The Heritage Preservation Commission **approved** the certificate of appropriateness to allow amendments to a previously approved multi-tenant sign plan and the installation of a new door, subject to the following conditions:

1. All unpermitted signs installed shall retroactively apply for a sign permit prior to the approval of any sign permit for new signs.
2. Existing sign brackets should be reused for new signs to limit drilling new holes into masonry. All projecting signs shall be attached to a permanent mounting plate and all future plates shall be drilled into mortar joints rather than directly into the brick.
3. Each ground floor tenant is permitted to have one (1) projecting sign per operable and utilized entrance into their space along that façade. These projecting signs shall be designed consistently with existing projecting signs, shall be non-illuminated, and shall be no larger than eight (8) square feet in area.
4. A projecting sign which lists the 2<sup>nd</sup> Street North tenants may be installed at the existing bracket closest to 2<sup>nd</sup> Street North on the 3<sup>rd</sup> Avenue North elevation. This sign shall be no larger than twelve (12) square feet in area and shall be designed consistently with the other projecting signs on the building.
5. CPED staff may approve future signage administratively, provided the signage follows the Colonial Warehouse multi-tenant signage package adopted herein and the *Design Guidelines for On-Premise Signs and Awnings*.
6. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than September 29, 2017.
7. By ordinance, all approvals granted in this certificate of appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

**Absent:** Hartnett, Mack, Olson

**Approved on consent**

## COMMISSION BUSINESS

### NEW BUSINESS

### ADJOURNMENT

The meeting adjourned at 5:18 p.m.

NEXT REGULAR HERITAGE PRESERVATION COMMISSION MEETING: OCTOBER 27, 2015

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- The Chair reserves the right to limit discussion on agenda items.
  - Please contact staff after the hearing if you have any questions regarding your project.
  - Heritage Preservation Commission decisions are final unless appealed.
  - The meeting site is wheelchair accessible. For other reasonable accommodations, such as a sign language interpreter or materials in an alternative format, please contact 612-673-2162 (673-2157 TTY/VOICE) at least five days prior to the meeting.
  - Para asistencia 612-673-2700 - Rau kev pab 612-673-2800 - Hadii aad Caawimaad u baahantahay 612-673-3500

<http://www.minneapolismn.gov/cped/>

<http://www.ci.minneapolis.mn.us/meetings/hpc/index.htm>